

**FAIR OAKS
COMMUNITY PLANNING ADVISORY COUNCIL**

MINUTES

Wednesday, March 1, 2017

6:30 PM

Old Fair Oaks Library
4200 Temescal Street
Fair Oaks, CA 95628

<http://www.per.saccounty.net/CPAC/Pages/CPAC-FairOaks.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Fair Oaks CPAC Chair Elisa Sabatini (916) 402-3985

Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area

Senior Planner Jessica Brandt (916) 875-2593 brandtj@saccounty.net

Associate Planner Kevin Messerschmitt (916) 874-7941 messerschmitt@saccounty.net

To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

To submit project comments to CPAC members, email them to CPAC-FairOaks@saccounty.net. Please identify the relevant project using the project name, control number or address.

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|-------------------------|--|---|
| OFFICERS: | Elisa Sabatini P
Vacant
Becky Wood P | Chair
Vice-Chair
Secretary |
| MEMBERS: | Rebecca Lund P/EXA
Robert Luscombe P | Raymond James Irwin EXA
Rebecca Freidman P |
| REPRESENTATIVES: | Jessica Brandt | Kevin Messerschmitt |

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the February 1, 2017 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00292](#) **Entitlement(s):** **PMR, SPP**

Project Name: **Fruitwood Court Tentative Parcel Map**

Assessor's Parcel No.: **246-0441-021 /022**

Location: The project is located on the western end of Fruitwood Court, approximately 750 feet west of Illinois Avenue in the Fair Oaks community.

Owner: D.N. Burford Construction, Inc.
Attn: David Burford

Other: Area West Engineers, Inc.

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net*

Request:

1. A **Tentative Parcel Map** to divide approximately 2.64 acres into three lots in the RD-2 zone.
2. A **Special Development Permit** to deviate from the required 75 feet of public street frontage of the RD-2 zone.
3. A **Design Review** to comply with Countywide Design Guidelines.

Investigating Member:
Final Hearing Body: Planning Director

COUNCIL RECOMMENDATION: Approve

Motion by: Bob		Seconded by: Wood		
Vote	Yes 3	No 1	Abstain 1	Lund Absent 1

Action: see notes attached

2. Control No.: [PLNP2017-00005](#) **Entitlement(s)** **PMR, DRS**

Project Name: **Crestline Avenue Development Plan Review**

Assessor's Parcel No.: **244-0163-036**

Location: The project is located at 4240 Crestline Avenue, approximately 350 feet south of Entrance Street in the Fair Oaks community.

Owner: Zohreh Minoiefar

County Project Manager: *Leanne Mueller, Associate Planner, (916) 874 6155, muellerl@saccounty.net*

Request: A **Development Plan Review** for the construction of a 2,312 square foot single family residence on a 7,797 square foot parcel in the Fair Oaks Village SPA.

Investigating Member:
Final Hearing Body: Subdivision Review Committee

COUNCIL RECOMMENDATION: approval with modification to the façade.

Motion by: Lund		Seconded by: Elisa		
Vote	Yes 5	No 0	Abstain 0	Absent 1

Action: see attached notes

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

OTHER BUSINESS:

- Melinda Avey - Human Services Coordinating Council
- A request for the CPAC to consider a change to their standard meeting location and date; specifically the McMillan Center on the second Wednesday of the month, to take effect starting in April.
- CPAC to elect officers for a one-year term.

PUBLIC COMMENT:

MEETING CALLED TO ORDER 6:32

INTRODUCTIONS VACANT EXCUSED

MOTION TO CHANGE THE ORDER TO HEAR SECOND ITEM FIRST. REBECCA MOTION AND LUND SECOND. ALL APPROVED

MEETING TIME AND LOCATION – MOVE TO SECOND WEDNESDAY

BOB MOTION AND LUND SECOND. ALL APPROVED.

CHANGE OF LOCATION CONTINUED TO ASSESS AVAILABILITY

PLEDGE

CONTINUE ELECTION OF VICE CHAIR UNTIL MORE MEMBERS ARE PRESENT. ELISA MOTION AND LUND SECOND. ALL APPROVED.

CRESTLINE

JESSICA PRESENTED ON REQUEST. MIN SETBACKS 5 FT AND 10 FT REAR

OWNER. 2300 SQ FT

BOB. WHERE IS THE EXISTING HOUSE? UP FRONT

LUND. ALL STUCCO? YES

ELISA ALL ONE COLOR? YES

OPEN PUBLIC HEARING

MARIE HOFFMAN. IS FINE WITH THE HOUSE AND WOULD LIKE TO HELP WITH THE TREE

LEON CORCOS. WANTS TO PUT IN RESTAURANT ON LOT DIRECTLY BEHIND. WORRIED THAT NEW

HOME/OWNER COULD DERAILED LIQUEUR LICENSE.

CLOSED PUBLIC

WOOD. WHY CONVERT THE GARAGE? FOR A DAYCARE

LUND. HOW ABOUT MORE INTERESTING FAÇADE

LUND MOVES TO APPROVE WITH MORE INTERESTING FAÇADE.

ELISA SECOND. ALL APPROVED

LUND REQUEUED

CONTINUE THE APPROVAL OF THE MINUETS TO THE NEXT MEETING

FRUITWOOD

JESSICA CLARIFIED THAT 3 TO 1 MOVES THIS ITEM FORWARD IN THE PROCESS OR WE CAN MOVE IT FORWARD WITHOUT A RECOMMENDATION

2 TO 2 IS NO MOTION

ELISA SET THE GROUND RULES

5 MIN FOR APPLICANT AND 3 MIN FOR PUBLIC

RICHARD THE ENGINEER. PRESENTED ABOUT THE ADJUSTMENT OF THE LOT CONFIGURATION TO REMOVE THE REQUIREMENT FOR A SPECIAL DEVELOPMENT PERMIT

ADDRESSED THE PERMITS REQUIRED FOR TREE REMOVAL, GRADING, ARMY CORE, ETC

69 TREES 29 ORNAMENTAL 40 OAKS TAKING OUT 6 TREES LARGER THAN 6 IN AND 2 SMALLER TREES

ARBORIST REPORT SAYS HEALTH OF SOME TREES ARE BAD AND WILL WORK WITH THE COUNTY ON MITIGATION. LOT 1

LOT 2 ARE ONLY ORNAMENTAL TREES

SINGLE STORY ON 2 AND 3 WITH 1 A DAY LIGHT BASEMENT

REBECCA CLARIFIED THAT THE PROPOSED BUILDING ARE SINGLE STORY

BOB. COMPARED THE LOT SIZE AND THESE ARE BIGGER IS OK WITH MIN SETBACK

ELISA CLARIFIED WITH JESSICA THAT WE ARE JUST LOOKING AT THE BUILDING ENVELOPE

WERE DO WE STAND ON THE SEPTIC SYSTEMS? NEEDS A FORMAL SUBMITAL TO SEND TO THE COUNTY BUT THE TESTING LOOKS TO MEET THE STANDARDS.

WHAT ARE YOU ASKING FOR FOR SEWER? A VARIANCE BECAUSE THE LOT IS LESS THAN ONE ACRE

BOB. RUMINANT LOT? MERGED INTO LOT ONE WITH THE SUBDIVISION MAP

OPEN PUBLIC HEATING

CHARLENE BRITTON TALKED ABOUT PROJECT VEIWER. DISCUSSED THE VARIOUS DOCUMENTS ON THE WEBSITE. NOV 10 LETTER FROM THE COUNTY ABOUT WHAT NEEDED TO CHANGE ABOUT THE PROJECT

TALKED ABOUT THE TREES THAT WERE REMOVED

DAN MCKEOWN. TALKED ABOUT THE NUMBER OF HOUSES ON A COURT AND THE NUMBER OF CARS THAT MIGHT TRAVEL DOWN THE NARROW ROAD. TOO MUCH TRAFFIC FOR TOO LITTLE SPACE

STEPHANIE LUCCHESI. PASSED OUT A NEW PROPOSAL FOR LOT LAYOUT AND WOOD ASKED ABOUT THEIR SEPTIC SYSTEM

FLORENCE BRADY. WIDE LOT FRONTAGE TO LET RV PARKING.

TIM BAKER. CONCERNED ABOUT PARKING IF THERE ARE BUSY FAMILIES COMING DOWN THE STREET

REBECCA GRAULICH. WILL THERE BE BUILDING INSPECTIONS? YES. CARS ARE MOSTLY IN GARAGES AND DRIVEWAYS. IS OK WITH THE OCCASIONAL PARTY WITH STREET PARKING.

ROGER BRITTON. CONCERNED ABOUT THE PARKING AND IF THE SEPTIC SYSTEM WILL WORK. TOO MANY HOUSES IN THE COURT

HUGH BRADY. WANTS TO KNOW ABOUT THE RESPONSE TO THE COUNTY ON THE SEPTIC SYSTEM WHICH APPEARED TO BE THE REQUEST FOR VARIANCE. WANTS A SPECIFIC REFERENCE TO THE MIN LOT SIZE IN OUR APPROVAL

JESSICA TRY'S TO CLARIFY AND BUFORD DISCUSSED THE EXISTING SEPTIC SYSTEMS AND CHARLENE BRITTON ASKED ABOUT THE ABANDONMENT OF THE OLD SYSTEM PER THE COUNTY LETTER. BUFORD STATED THE HE HAS FOUND SEVERAL AND WILL ABANDON PER THE COUNTY REQUIREMENTS

CLAY MATTISON. WOULD LIKE TO SEE ONLY TWO LOTS INSTEAD OF THREE AND WOULD LIKE THE COUNCIL TO REFLECT THE VIEW OF THE NEIGHBORHOOD. TWO HOUSES FOR MORE VALUE. ROADS NEED FIXING AND DEVELOPER FEES WILL NOT BE USED TO FIX THE ROAD.

ED GOUGEON. NOT CONCERNED ABOUT THE PARKING

MATT LUCCHESI. WHY MAKE NEIGHBORS UNHAPPY. JUST BUILD TWO.

BUFORD. PAID TREE MITIGATION ON MEADOWOOD AND LEFT THE TREES

PUBLIC HEARING CLOSED

COUNCIL DISCUSSION

REBECCA. CONSIDER THE INPUT OF THE NEIGHBORS BOTH IN SUPPORT AND AMBIVALENT AS WELL AS AGAINST

BOB. FRONTAGE ISSUE IS ADDRESSED. PARKING MIGHT BE AN ISSUE. SEWER VARIANCE OPTION NEEDS TO MOVE FORWARD.

ELISA. WOULD RATHER SEE ONE LOT ACCESS OFF THE OTHER COURT

BOB MOVES TO APPROVE AND WOOD SECOND. ELISA OPPOSED. BOB, WOOD AND

REBECCA APPROVE

ADJOURNMENT:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397, no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929



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ONLINE, OR ON THE GO!**

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Dial 916-875-4311